



PHAP18-00010

Date: April 2, 2018
Application Type: Certificate of Appropriateness
Property Owner: Stephanie Nebhan
Representative: Stephanie Nebhan.
Legal Description: 99 Government Hill 22 & 23 & pt. of 20 & 21 (78.65 Ft on S. 141.85 ft. on W 55.08 ft. on N. 140 ft. on E.), City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4519 Trowbridge Drive
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1925
Historic Status: Contributing
Request: Certificate of Appropriateness for alterations to the front yard including artificial turf, landscaping, steps, lighting, and new walls
Application Filed: 3/19/2018
45 Day Expiration: 5/3/2018

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for alterations to the front yard including artificial turf, landscaping, steps, lighting, and new walls

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

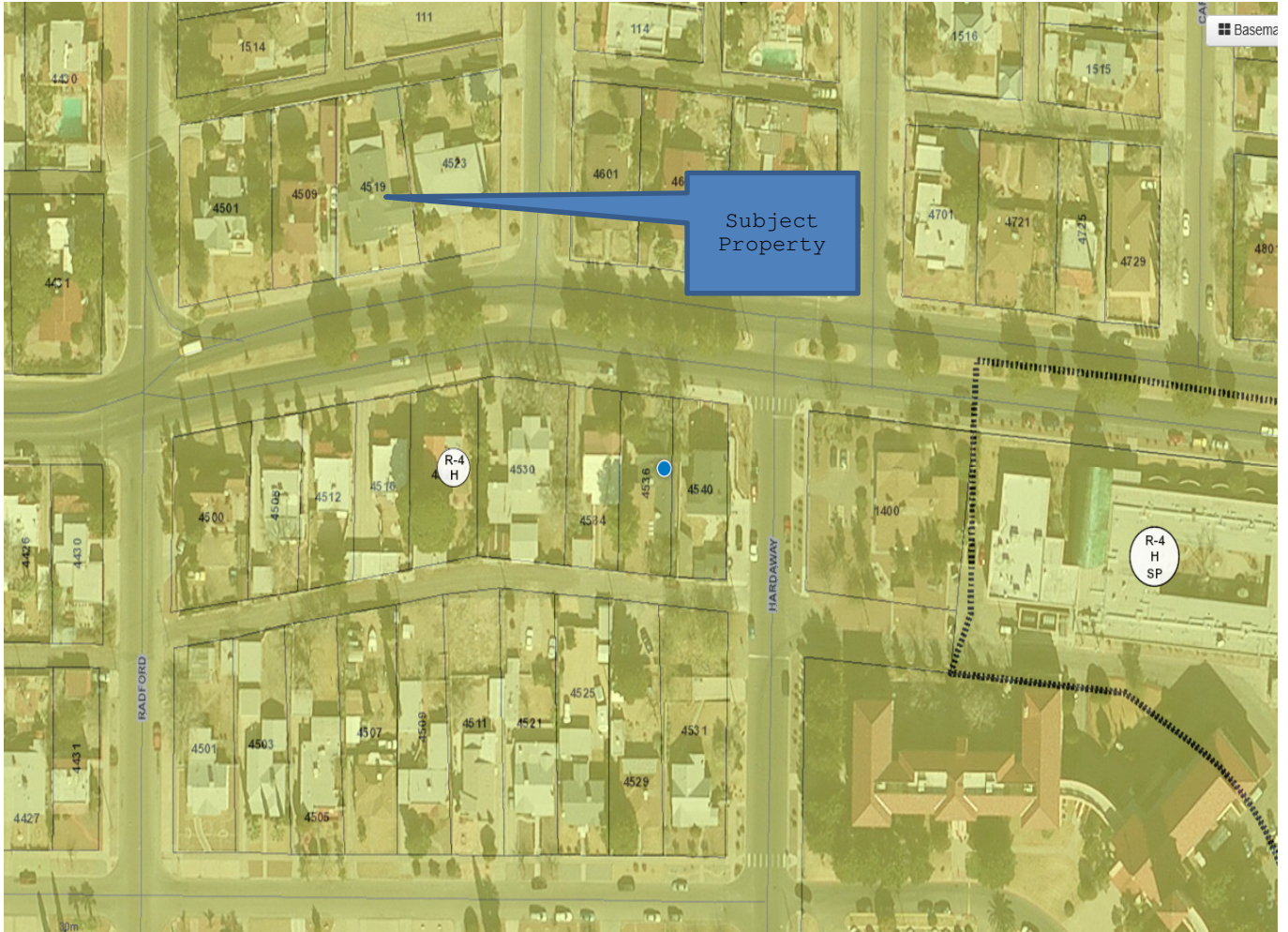
- *Grass and sod may be removed from front yards, side yards on a corner provided not more than 50% of the area is covered with gravel or other masonry. Grass and sod may be removed from parkways provided not more than 50% of the area is covered with gravel or other masonry that is made of impervious materials (brick pavers, gravel, and masonry pavers). The remaining 50% must be covered with trees and living plants that provide ground cover.*
- *Retain fences and walls that contribute to the historic character of the property and the district where possible. If replacement is necessary, replace only the deteriorated element to match the original in dimension, proportion, material, texture, and detail.*
- *Introduce new retaining walls constructed of brick, stone, or stucco covered concrete in a design consistent with the property and the neighborhood. It is not appropriate to construct retaining walls of inappropriate materials such as landscape timbers, railroad ties, or concrete blocks where visible from the street.*
- *Retaining walls facing the street should be constructed according to the original design and materials.*
- *It is not appropriate to introduce period lighting fixtures from an era that predates the structure in the historic district in an attempt to create a false historical appearance. If you wish to accent your property with exterior lighting, it is recommended that you first try to find a genuine (or replica) late nineteenth or early twentieth century period style fixture.*
- *If you are buying a new fixture, keep it as simple as possible such as a plain pole with one globe attached. All exterior lighting must comply with the city's dark sky ordinance/requirements.*
- *Introduce new site and street lighting that are compatible with the human scale and the historic character of the district. Consider the location, design, material, size, color, finish, scale, and brightness of a proposed fixture in determining its compatibility.*
- *If it is necessary to replace masonry, always use materials that match the color, size and texture of the masonry being replaced.*
- *Preserve the shape, size, materials, and details of character-defining chimneys and foundations and other masonry/stone features. Decorative grills and vents, water tables, lattice panels, access doors, and steps are character-defining features of foundations that should be preserved as well.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.*
- *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The modifications are that a cut sheet of the exact lighting fixture be submitted to staff before permits are requested, that the light fixtures be placed in a location closer to the house itself and not on the front property line, and that the artificial turf be replaced with live plants or grass.

AERIAL MAP



PROPOSED PLAN

